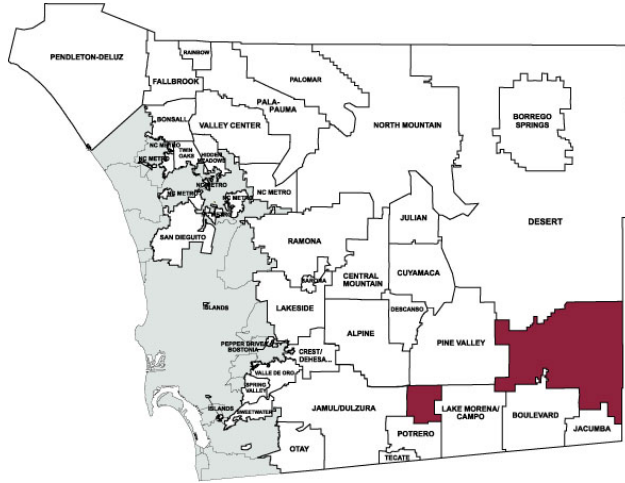


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

MOUNTAIN EMPIRE



The unassigned area of Mountain Empire had one residential property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

This 162-acre referral is located outside the CWA boundary and is groundwater dependent. A compromise solution of applying a Rural Lands density of 1 du per 40 acres to the referral was assigned due to its remote location away from existing development patterns and available infrastructure and services. Increasing density on this parcel would create an isolated pocket of development, however, the 1 du per 40 acre density is appropriate due to proximity of an Interstate 8 interchange.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
164	<p><i>Dr. Starkey</i></p> <p>One parcel, located within La Posta Creek, surrounded by Cleveland National Forest, State, and Tribal Lands.</p> <ul style="list-style-type: none"> • 162 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> ▪ Recognizes established context ▪ Consistent with area to the south that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside of CWA boundary with limited vehicular access and services • <i>Assign densities based on characteristics of the land</i> – area is relatively steep with major environmental constraints and floodways

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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